

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/121 Thomas Street, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$960,000

&

\$1,010,000

Median sale price

Median price \$1,202,500

Property Type Unit

Suburb Hampton

Period - From 29/04/2025

to

28/04/2026

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/9 Kelly Av HAMPTON EAST 3188	\$975,000	14/03/2026
2	15a Foam St HAMPTON 3188	\$985,000	23/01/2026
3	2/3 Guernsey Av HAMPTON EAST 3188	\$965,000	29/11/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/04/2026 10:15



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$960,000 - \$1,010,000

Median Unit Price

29/04/2025 - 28/04/2026: \$1,202,500

Comparable Properties

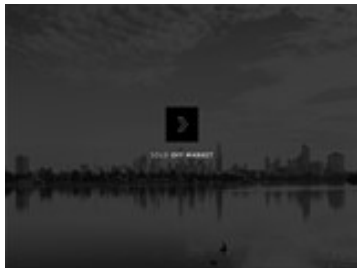


3/9 Kelly Av HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$975,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Unit



15a Foam St HAMPTON 3188 (REI)

Agent Comments



Price: \$985,000
Method: Private Sale
Date: 23/01/2026
Property Type: Unit



2/3 Guernsey Av HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$965,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Villa
Land Size: 320 sqm approx

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